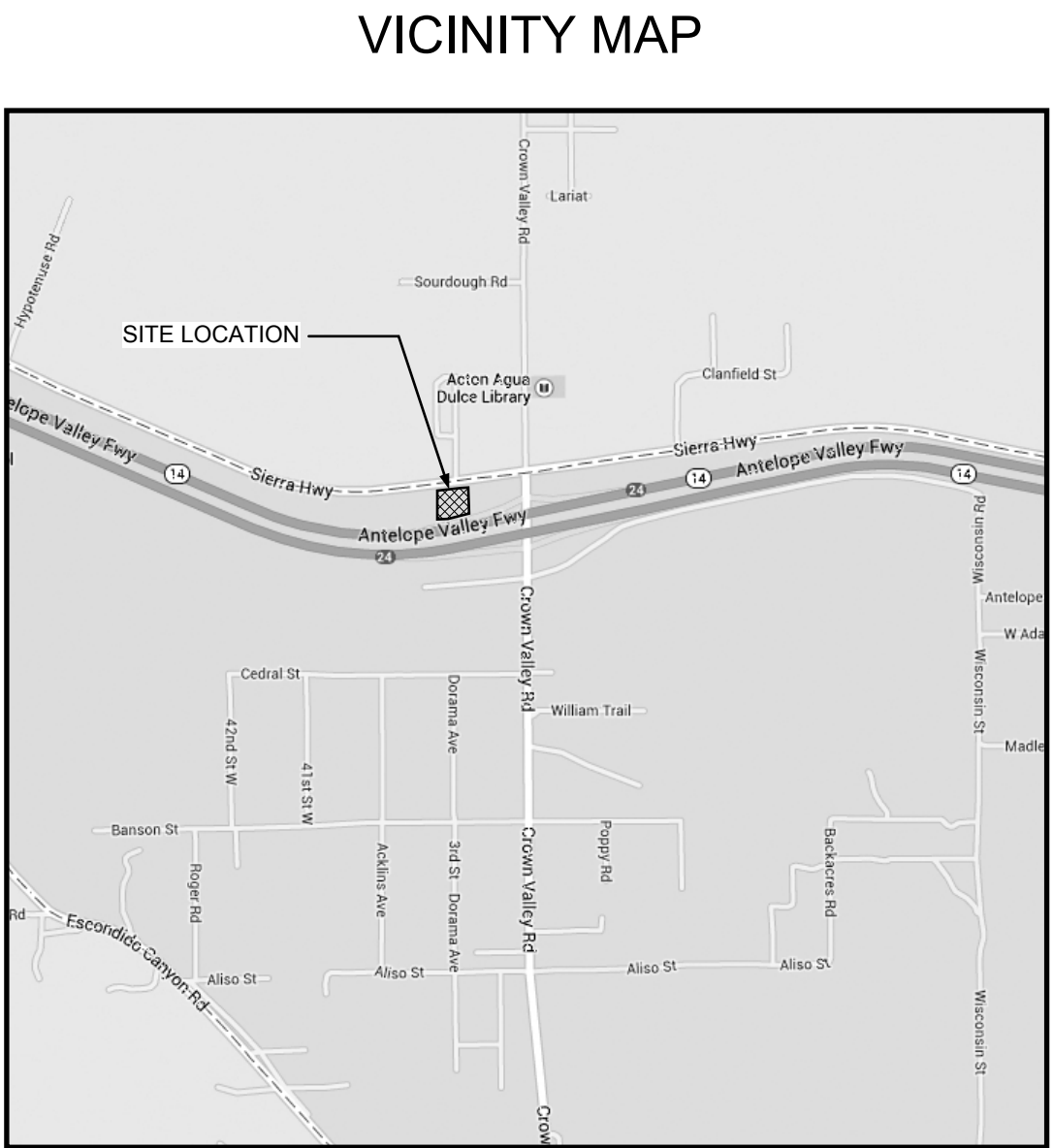


**LEGEND**

- INDICATES CONCRETE STREET LIGHT
- INDICATES FIRE HYDRANT
- △ INDICATES WATER METER
- ⊕ INDICATES WATER VALVE
- ⊗ INDICATES GAS VALVE
- Ⓢ INDICATES TELEPHONE MANHOLE
- PP INDICATES POWER POLE
- INDICATES GUY WIRE
- Ⓢ INDICATES PULL BOX
- CP INDICATES CONC PVMT
- TW INDICATES TOP OF WALL

VERTICAL DATUM:  
NAVD 1988 BASELINE QUAD (2009) ADJ  
CS MON FL @ NE COR SIERRA HWY & CROWN VALLEY RD  
50° N & 30° E/O C/L INT MKD (R/W MON RE 2177)

BASIS OF BEARINGS:  
THE BEARING OF N 82°15'38" E FOR THE CENTERLINE OF SIERRA HWY AS SHOWN ON PARCEL MAP 21321, BOOK 249/27-28 WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP



**PROJECT INFORMATION**

PARCEL NUMBER	3217-021-022
PARCEL AREA	85,250 S.F.
RETAIL CENTER BUILDING AREA	6,000 S.F.
RESTAURANT BUILDING AREA	3,300 S.F.
TOTAL BUILDING AREA	9,300 S.F.
BUILDING COVERAGE OF LOT AREA	10.7 %
PARKING SPACES PROVIDED	
RETAIL CENTER	34 24 REQ.
RESTAURANT	30 28 REQ.
STORAGE BUILDING	4 REQ.
TOTAL PARKING PROVIDED	64 58 REQ.
LANDSCAPE	14,850 S.F.
LANDSCAPE AS PERCENTAGE OF SITE	17.5% 10% REQ.

**ROBERT H. FRIEDMAN, AIA  
ARCHITECT**

2059 E. FOOTHILL BOULEVARD  
PASADENA, CALIFORNIA 91107  
(626) 484-5251

**FRIEDMAN ARCHITECTS  
& CONTRACTORS**

robert@friedmanarchitects.com

**PROJECT NAME**

**ACTON RETAIL CENTER  
FEED STORE &  
PRIMO RESTAURANT**

**Sierra Highway, Acton, CA  
3217-021-022**

**OWNER**

DOUG & JOANNA GAUDI  
43233 55th STREET EAST  
LANCASTER, CA  
661-810-5671

**SHEET INDEX**

**REVISIONS**

No.	Issue	Date

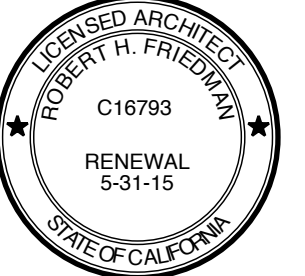
**SHEET INFORMATION**

**Job No:**

**Drawn By:**

**Date: October 1, 2015**

**ROBERT H. FRIEDMAN C16793**



**SHEET TITLE**

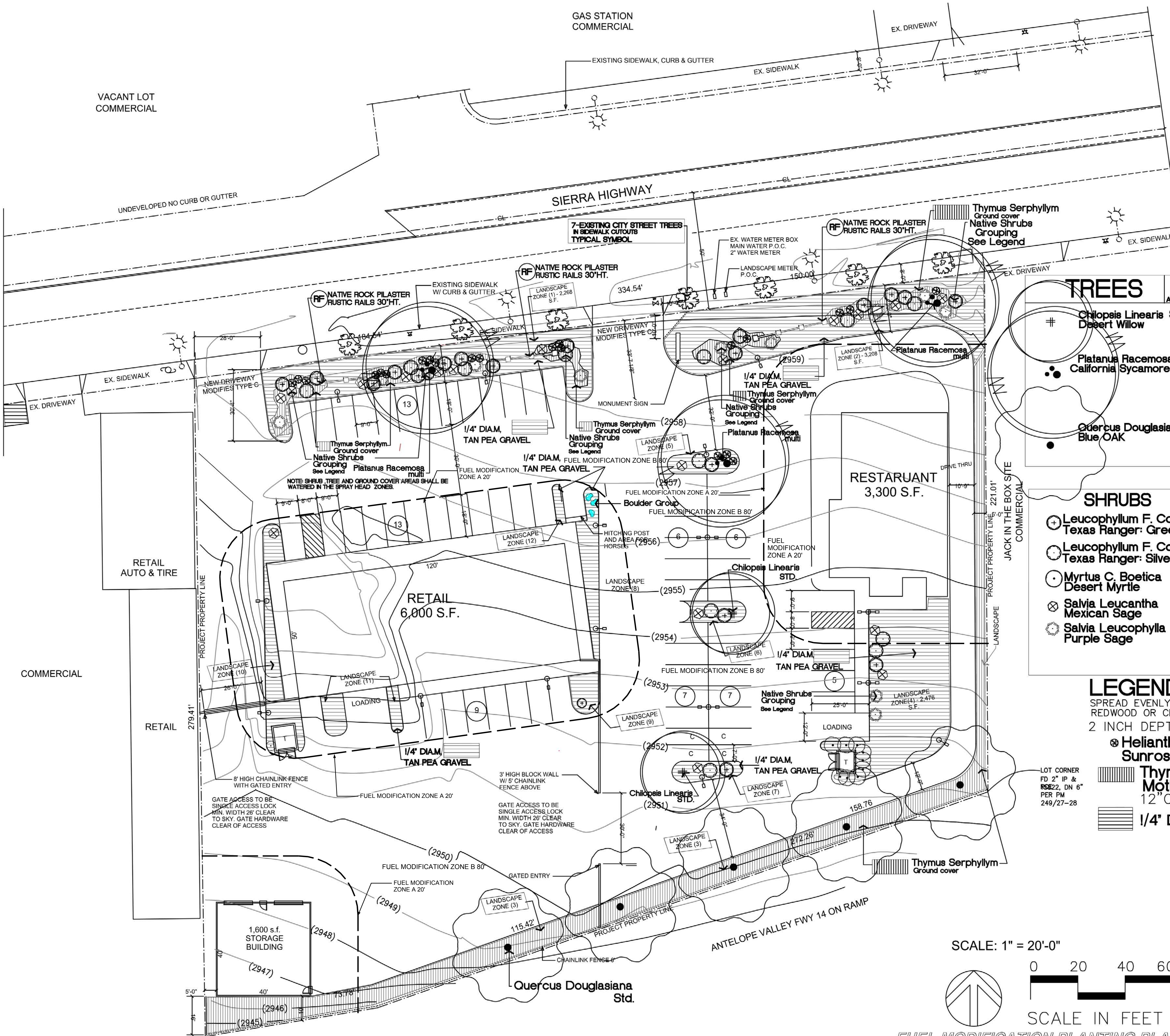
**ARCHITECTURAL  
SITE PLAN**

REFER TO:  
HYDROLOGY LID PLAN  
FOR ALL DRAINAGE INFO.  
PREPARED BY:  
STEPHEN W. JONES  
DATED: 9-28-15

**SHEET NUMBER**

**A-1**





**NOTES:**  
TREES CHOSEN HEREIN WILL BE A MIX OF DECIDUOUS AND EVERGREEN SPECIES TO PROVIDE SOME WIND SCREENING AND SUMMER SHADE, HEAT GAIN DURING WINTER AND ACCENTS. SHRUBS AND GROUND COVERS WILL BE LONG TERM SPREADING "NATIVES" TO PROVIDE COLOR, TEXTURE AND WEED AND EROSION CONTROL.  
AUTOMATIC IRRIGATION WILL BE PROVIDED FOR ALL PLANTING AREAS AND WILL BE SHOWN IN DETAIL ON THE WORKING DRAWINGS AS WILL ALL PLANTING AND HARDSCAPE CONSTRUCTION.

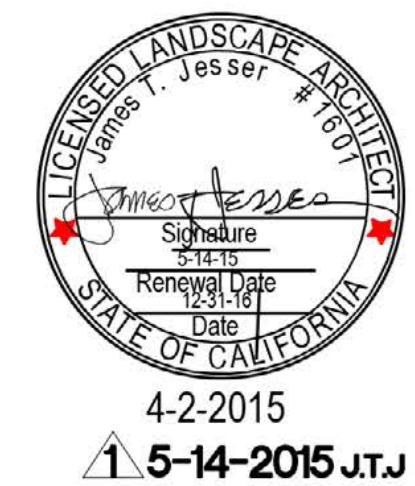
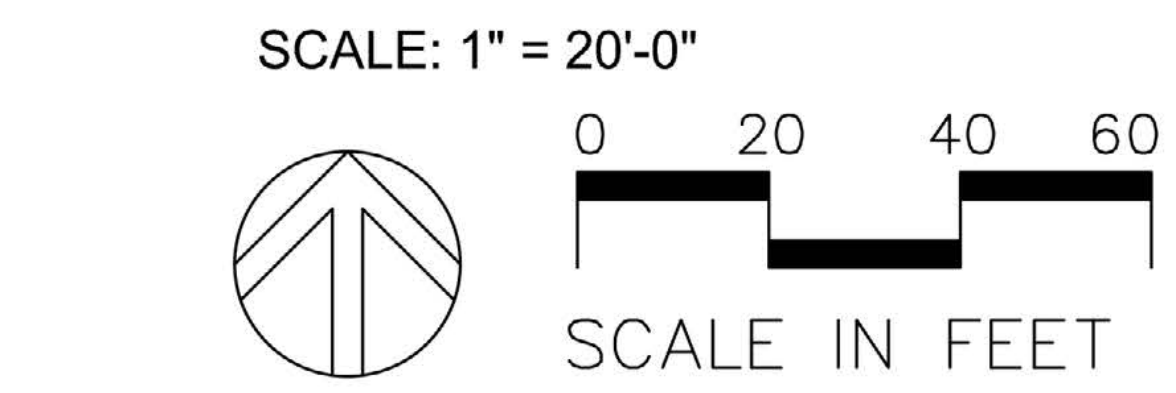
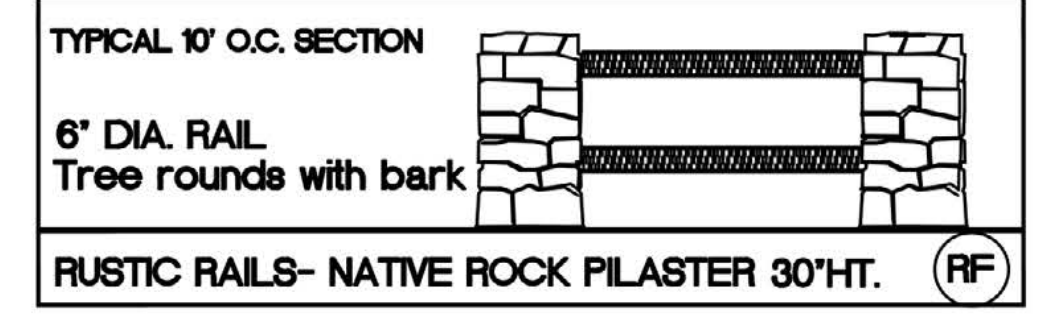
TREES		ABREVIATION	H2O USE L- LOW	MINIMUM Ht. x W	MATURE SIZE Ht. x W	Qty	Size	Zone
Chilopsis Linearis STD. Desert Willow	#	cHIL.L	L	12'x6'	35'X-35'	2	24'box	A-15
Platanus Racemosa multi California Sycamore	•••	PLAT.R	L	12'x5'	50'-100'X50'-100'	3	24'box	B
Quercus Douglasiana Std. Blue Oak	•	OAK.B	L	11'x8'	50'X50'+	5	15GAL.	B-30

SHRUBS		ABREVIATION	H2O USE L- LOW	MATURE SIZE	QTY	SIZE	Zone
Leucophyllum F. Compactum Texas Ranger: Green Cloud	+	Txr.g	L	6'-8'X6'-8'	17	5Gal.	B
Leucophyllum F. Compactum Texas Ranger: Silver Cloud	•	Txr.s	L	6'-8'X6'-8'	12	5Gal.	A-10
Myrtus C. Boetica Desert Myrtle	•	MYRT.B	M	5'-8'X5'-8'	10	5Gal.	A-10
Salvia Leucantha Mexican Sage	⊗	Sal.m	L	3'-4'X4'-6'	19	5Gal.	A
Salvia Leucophylla Purple Sage	⊗	Sal.P	L	4'X4' Varies X Varies	10	5Gal.	B

**LEGEND: Ground Covers**

SPREAD EVENLY OVER SHRUB AND GROUND COVER AREAS.  
REDWOOD OR CEDAR NITROLIZED MULCH  
2 INCH DEPTH TYPICAL

- Helianthemum Nummularium  
Sunrose
- Thymus Serpyllium  
Mother-Of-Thyme  
12" O.C. FROM FLATS
- 1/4" DIAM, TAN PEA GRAVEL 2" THICK



FUEL MODIFICATION PLANTING PLAN REVISED 5-14-2015  
SEE WATER ZONE CALCULATION SHEET (BY OTHERS)  
4-2-2015  
5-14-2015 J.T.J.

**ROBERT H. FRIEDMAN, AIA  
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**PROJECT NAME**  
**ACTON RETAIL CENTER  
FEED STORE &  
PRIMO RESTAURANT**

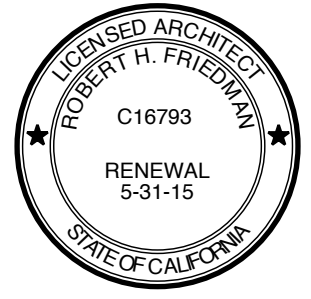
**Sierra Highway, Acton, CA  
3217-021-022**

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661-810-5671

**SHEET INDEX**

REVISIONS		
No.	Issue	Date

**SHEET INFORMATION**  
Job No: \_\_\_\_\_  
Drawn By: \_\_\_\_\_  
Date: **October 1, 2015**  
ROBERT H. FRIEDMAN C16793



**SHEET TITLE**

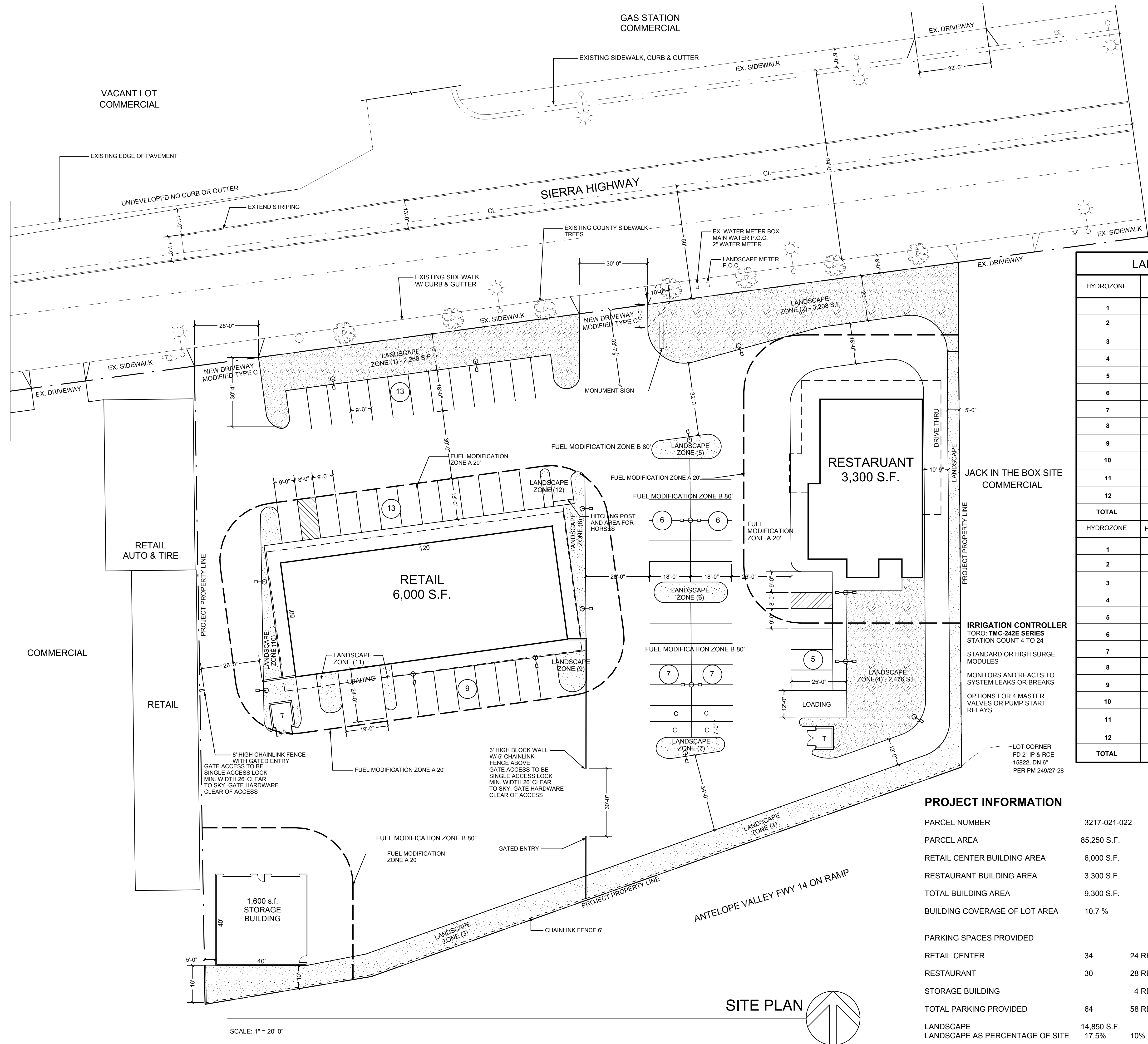
**LANDSCAPE PLAN**

**FUEL MODIFICATION  
FM #5764 - FFFM T2015500087**

**SHEET NUMBER**

**LS-1**





**LEGEND**

- INDICATES CONCRETE STREET LIGHT
- INDICATES FIRE HYDRANT
- △ INDICATES WATER METER
- ⊙ INDICATES WATER VALVE
- ⊙ INDICATES GAS VALVE
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THE BEARING OF N 82°15'38" E FOR THE CENTERLINE OF SIERRA HWY AS SHOWN ON PARCEL MAP 21321, BOOK 249/27-28 WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP

LANDSCAPE WATER USE SCHEDULE				
HYDROZONE	PLANT WATER USE TYPE	PLANT FACTOR (PF)	HYDROZONE AREA (HA) S.F.	PF x HA S.F.
1	HIGH	0.7	2,268	1,588
2	HIGH	0.7	3,208	2,246
3	MEDIUM	0.5	4,550	2,275
4	MEDIUM	0.5	2,476	1,238
5	LOW	0.3	265	80
6	LOW	0.3	272	82
7	LOW	0.3	223	67
8	LOW	0.3	428	128
9	LOW	0.3	200	60
10	LOW	0.3	635	190
11	LOW	0.3	260	78
12	LOW	0.3	65	20
TOTAL			14,850	6,052
HYDROZONE	HYDROZONE VALUE	IRRIGATION METHOD	HYDROZONE AREA S.F.	% of LANDSCAPE AREA
1	HIGH	SPRAY	2,268	15%
2	HIGH	SPRAY	3,208	21%
3	MEDIUM	MICRO-SPRAY	4,550	30%
4	MEDIUM	SPRAY	2,476	17%
5	LOW	BUBBLER	265	2%
6	LOW	BUBBLER	272	2%
7	LOW	BUBBLER	223	2%
8	LOW	BUBBLER	428	3%
9	LOW	BUBBLER	200	1%
10	LOW	BUBBLER	635	4%
11	LOW	BUBBLER	260	2%
12	LOW	BUBBLER	65	1%
TOTAL			14,850	100%

**PROJECT INFORMATION**

PARCEL NUMBER	3217-021-022		
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RETAIL CENTER BUILDING AREA	6,000 S.F.		
RESTAURANT BUILDING AREA	3,300 S.F.		
TOTAL BUILDING AREA	9,300 S.F.		
BUILDING COVERAGE OF LOT AREA	10.7 %		
PARKING SPACES PROVIDED			
RETAIL CENTER	34		24 REQ.
RESTAURANT	30		28 REQ.
STORAGE BUILDING			4 REQ.
TOTAL PARKING PROVIDED	64		58 REQ.
LANDSCAPE	14,850 S.F.		
LANDSCAPE AS PERCENTAGE OF SITE	17.5%		10% REQ.

**LANDSCAPE WATER USE CALCULATIONS**

Maximum Applied Water Allowance (MAWA)  
 $MAWA = (ET_o)(0.62) [(0.7 \times LA) + (0.3 \times SLA)]$   
 $MAWA = \text{Maximum Applied Water Allowance (gallons per year)}$   
 $0.62 = \text{Conversion Factor}$   
 $7 = \text{ET Adjustment Factor}$   
 $LA = \text{Landscape Area includes Special Landscape Area}$   
 $0.3 = \text{Additional Water Allowance for SLA}$   
 $SLA = \text{Special Landscape Area}$   
 $ET_o = \text{Reference Evapotranspiration } 70$   
 $MAWA = (70)(0.62) [(0.7 \times 14,850) + (0.3 \times 0)]$   
 $MAWA = (43.4) [10,395 + 0]$   
**MAWA = 451,143 gallons per year**  
  
Estimated Total Water Use (ETWU)  
 $ETWU = (ET_o)(0.62) \left[ \frac{PF \times HA}{IE} + SLA \right]$   
  
 $ETWU = \text{Estimated Total Water Use per year (gallons)}$   
 $ET_o = \text{Reference Evapotranspiration (inches)}$   
 $PF = \text{Plant Factor}$   
 $HA = \text{Hydrozone Area [high, medium, and low use areas] (square feet)}$   
 $SLA = \text{Special Landscape Area (square feet)}$   
 $0.62 = \text{Conversion Factor}$   
 $IE = \text{Irrigation Efficiency}$   
 $ETWU = (70)(0.62) \left[ \frac{6,052}{0.71} + 0 \right]$   
**ETWU = 369,939 gallons per year**

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**SHEET INDEX**

**REVISIONS**

No.	Issue	Date

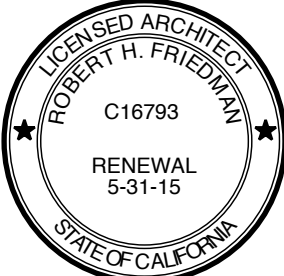
**SHEET INFORMATION**

**Job No:**

**Drawn By:**

**Date: October 1, 2015**

**ROBERT H. FRIEDMAN C16793**



**SHEET TITLE**

**LANDSCAPE WATER USE  
IRRIGATION ZONES &  
IRRIGATION TYPES  
FUEL MODIFICATION  
FM #5764 - FFFM T2015500087**

**SHEET NUMBER**

**LWU-1**



PROJECT NAME

ACTON RETAIL CENTER  
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Sierra Highway, Acton, CA  
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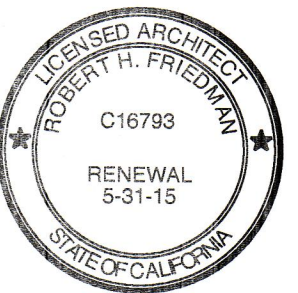
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Job No:

Drawn By:

Date: October 1, 2015

ROBERT H. FRIEDMAN C16793

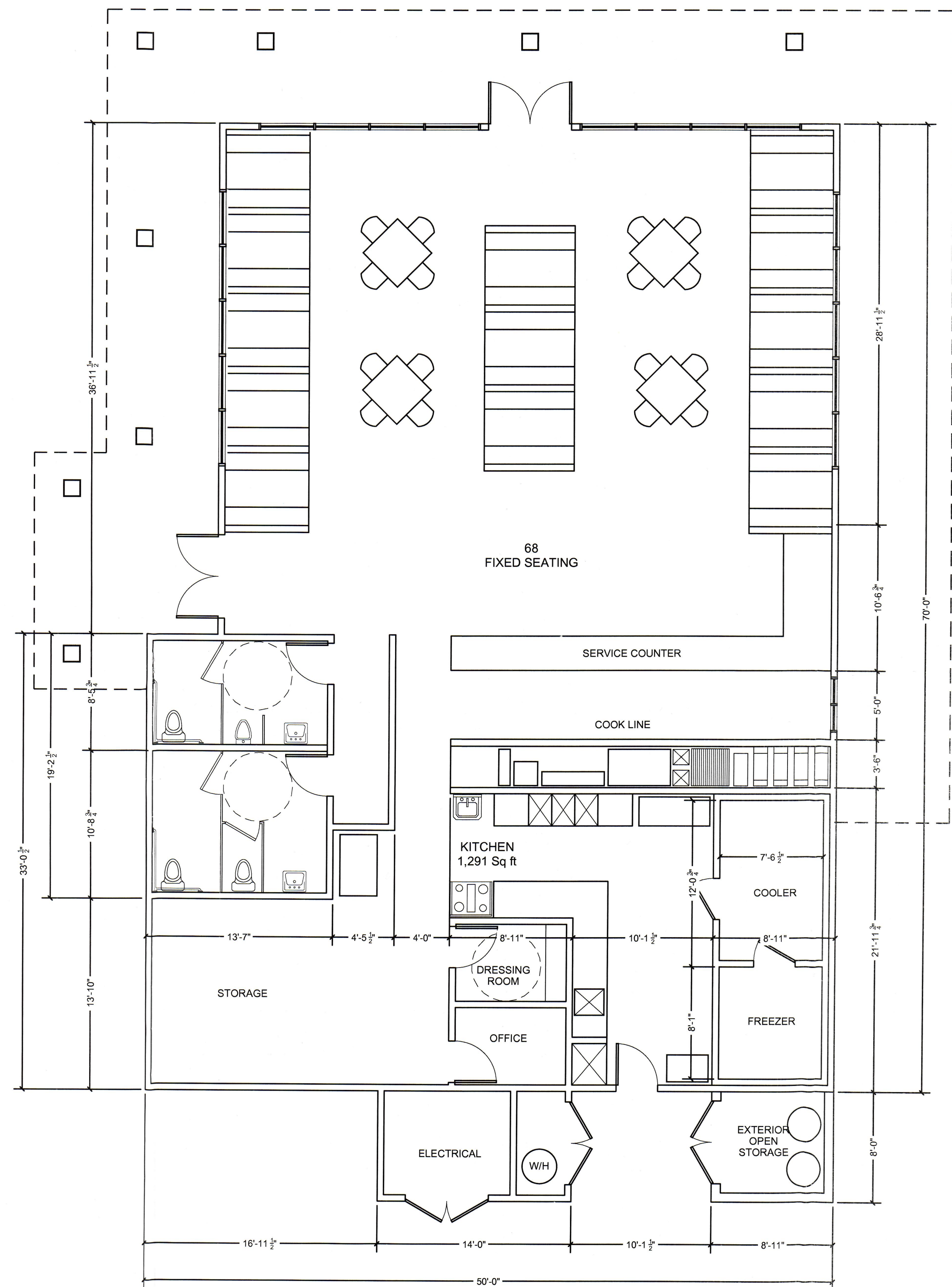


SHEET TITLE

PRIMO RESTAURANT  
FLOOR PLAN

SHEET NUMBER

A-3



3,300 Sq ft

SCALE: 3/16" = 1'-0"

PRIMO FLOOR PLAN

OCCUPANT LOAD

DINING	68
KITCHEN	8
TOTAL OCCUPANT LOAD	76



PROJECT NAME

ACTON RETAIL CENTER  
FEED STORE &  
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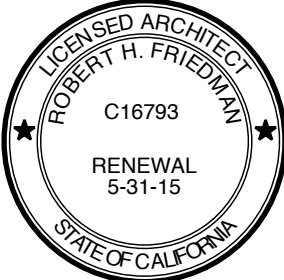
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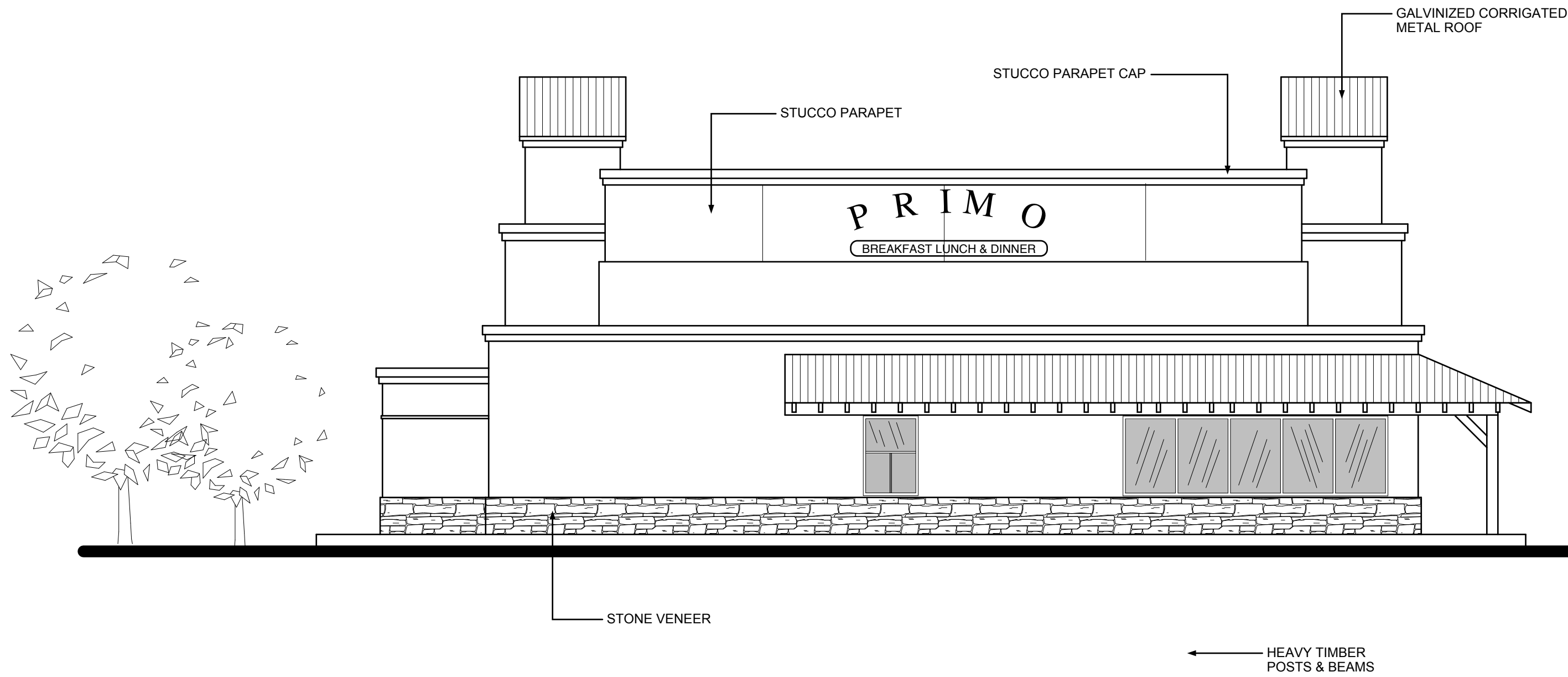


SHEET TITLE

PRIMO RESTAURANT  
EXTERIOR ELEVATIONS

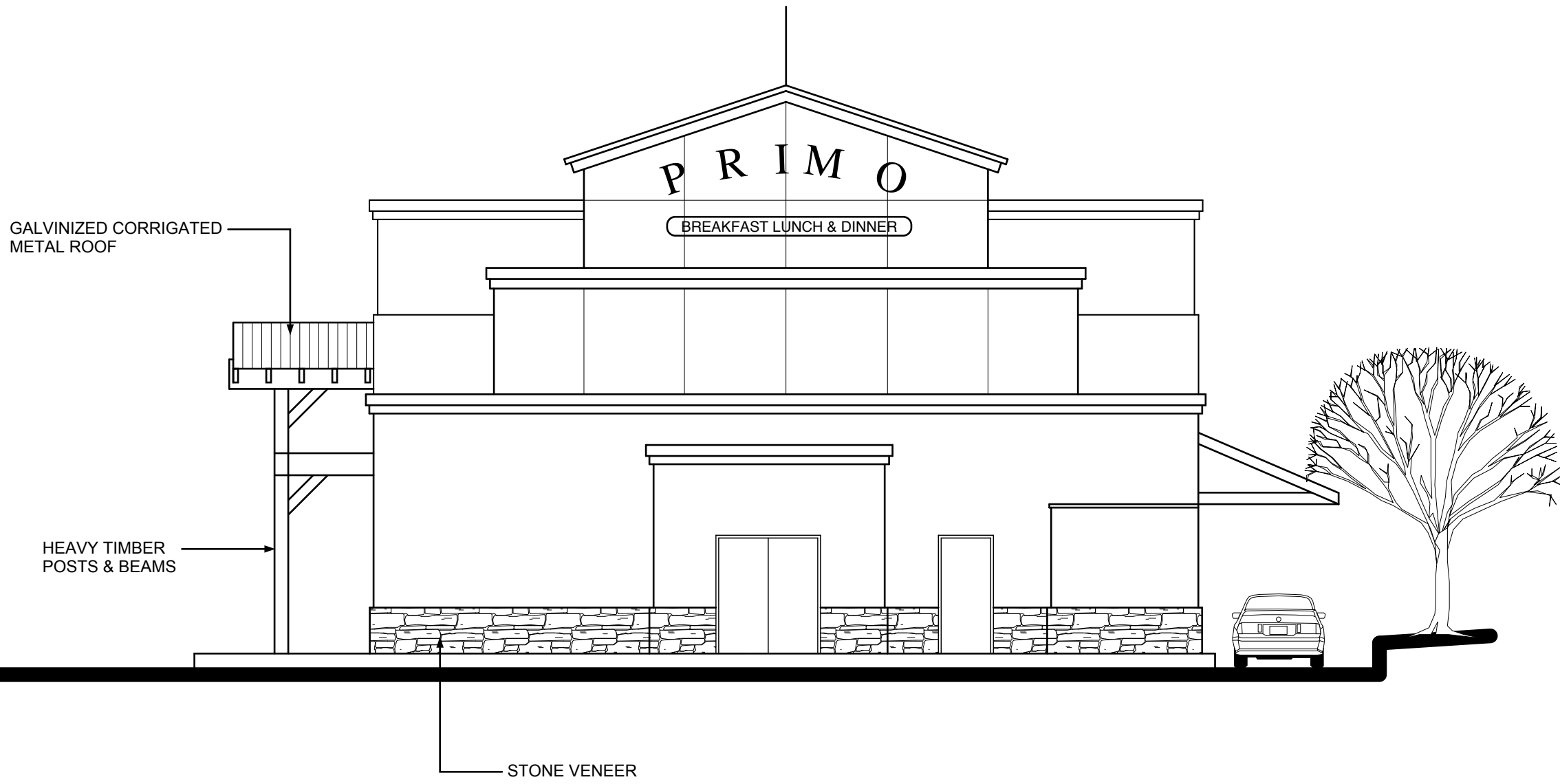
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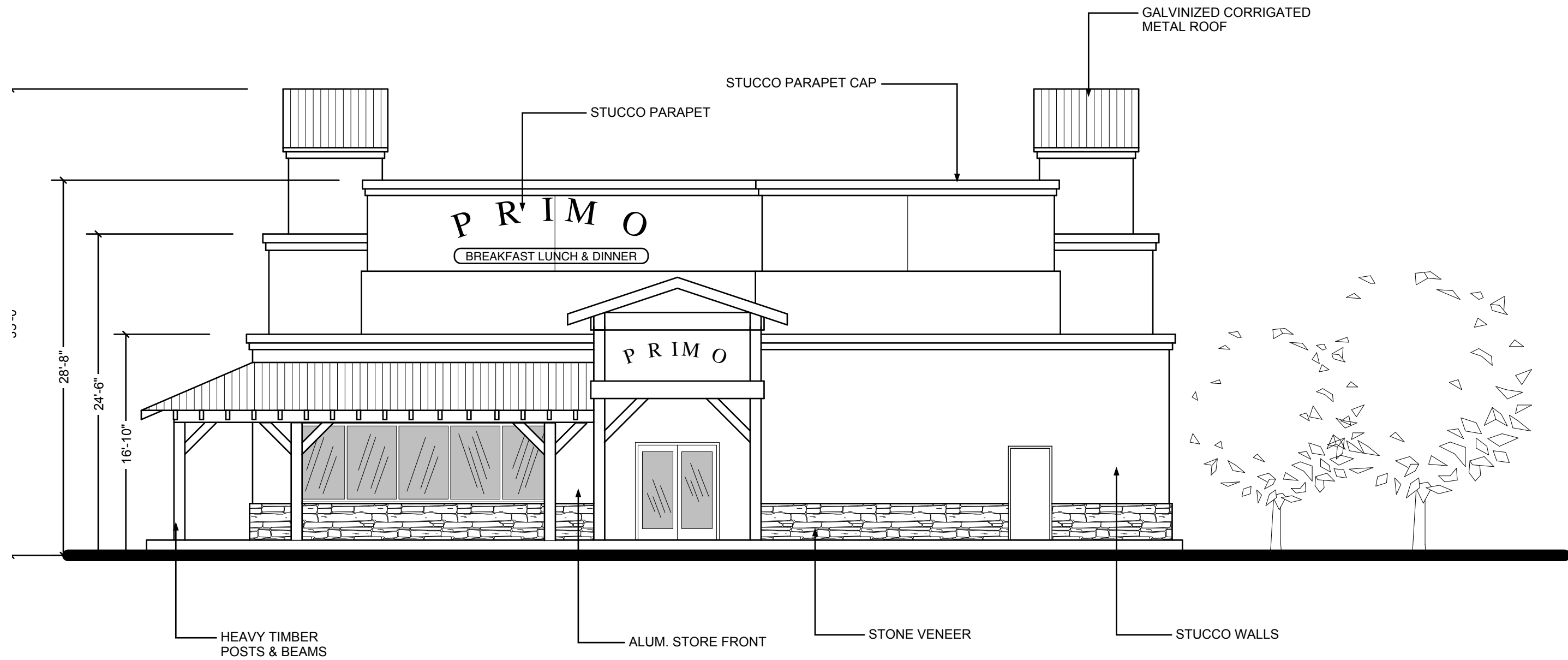


EAST ELEVATION

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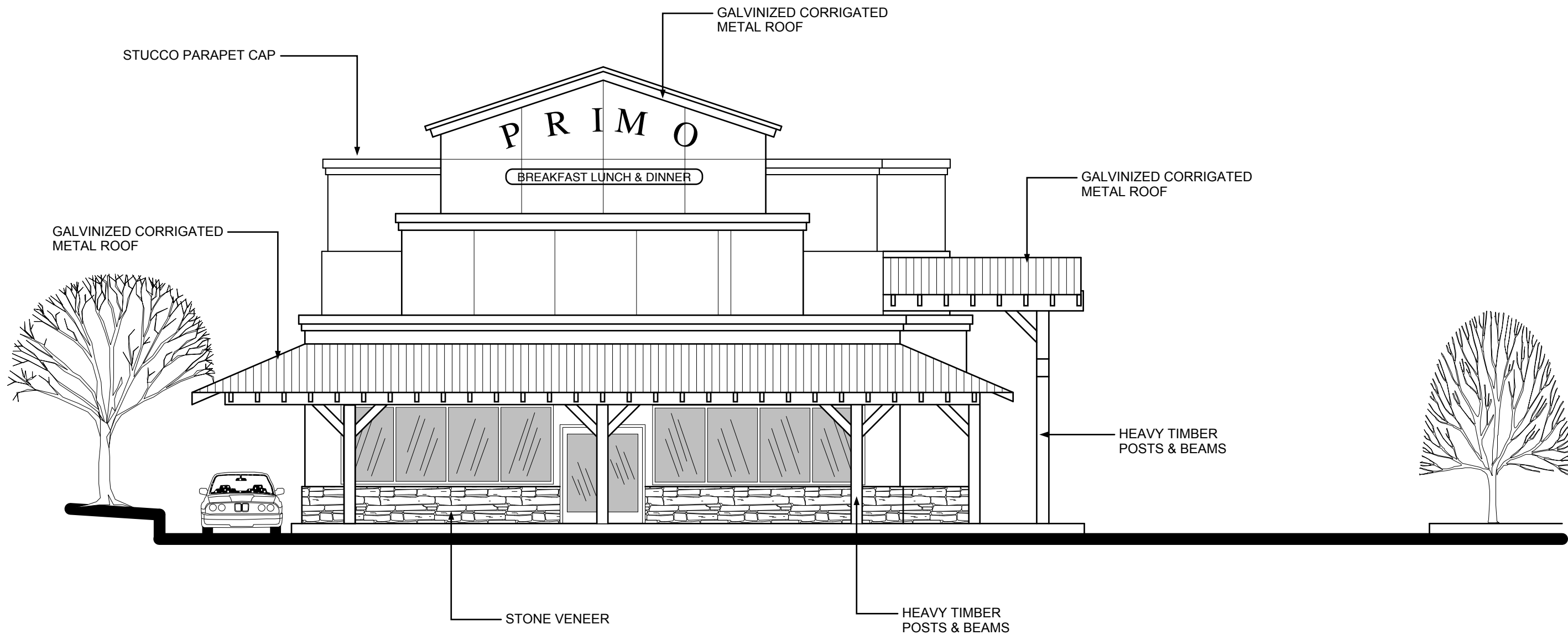


SOUTH ELEVATION



WEST ELEVATION

SCALE: 1/8" = 1'-0"



NORTH ELEVATION

PROJECT NAME

ACTON RETAIL CENTER  
FEED STORE &  
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SHEET INDEX

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No.	Issue	Date

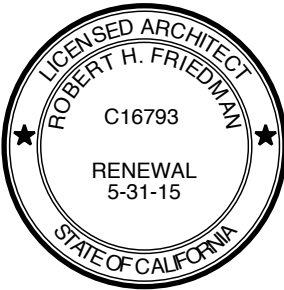
SHEET INFORMATION

Job No:

Drawn By:

Date: October 1, 2015

ROBERT H. FRIEDMAN C16793

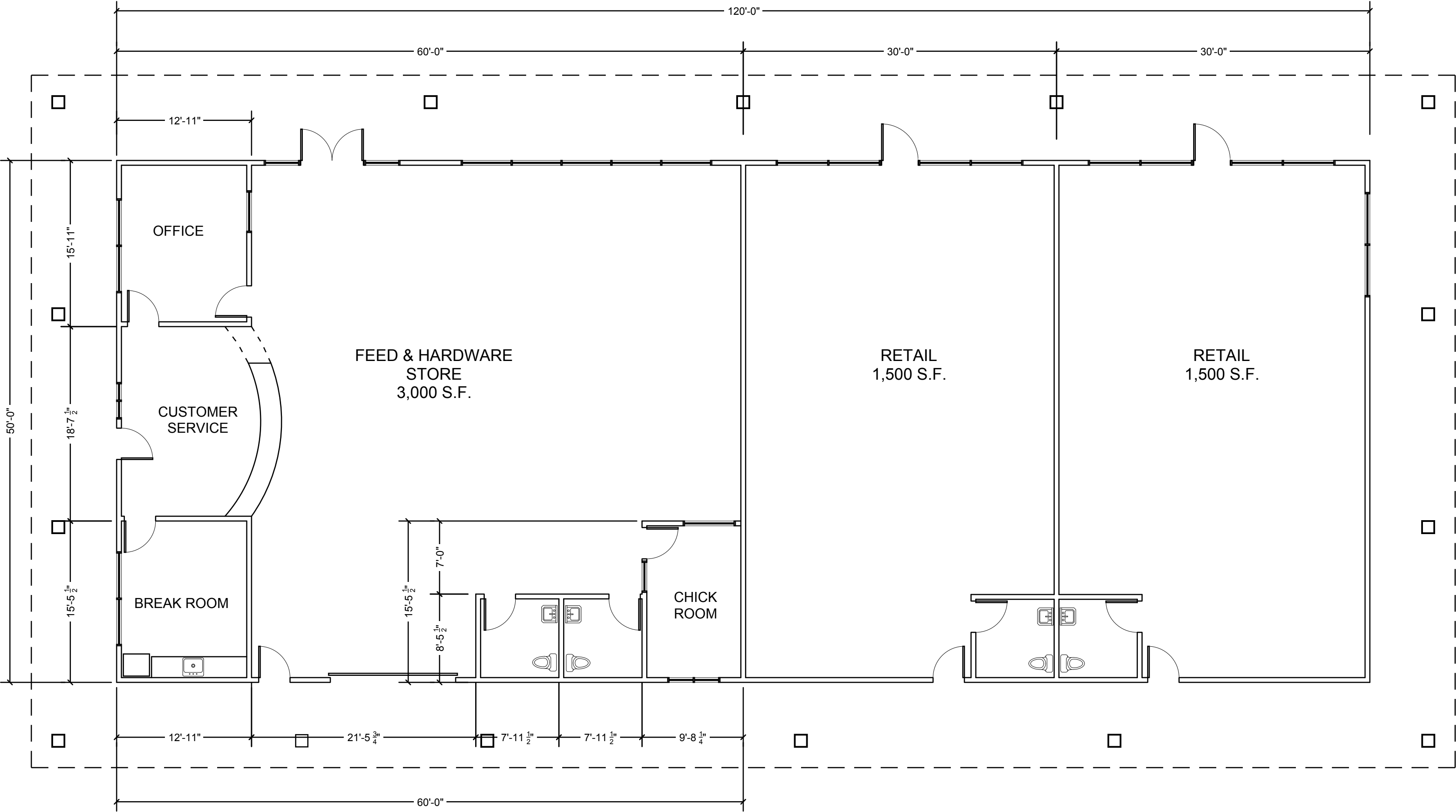


SHEET TITLE

RETAIL CENTER  
FLOOR PLAN

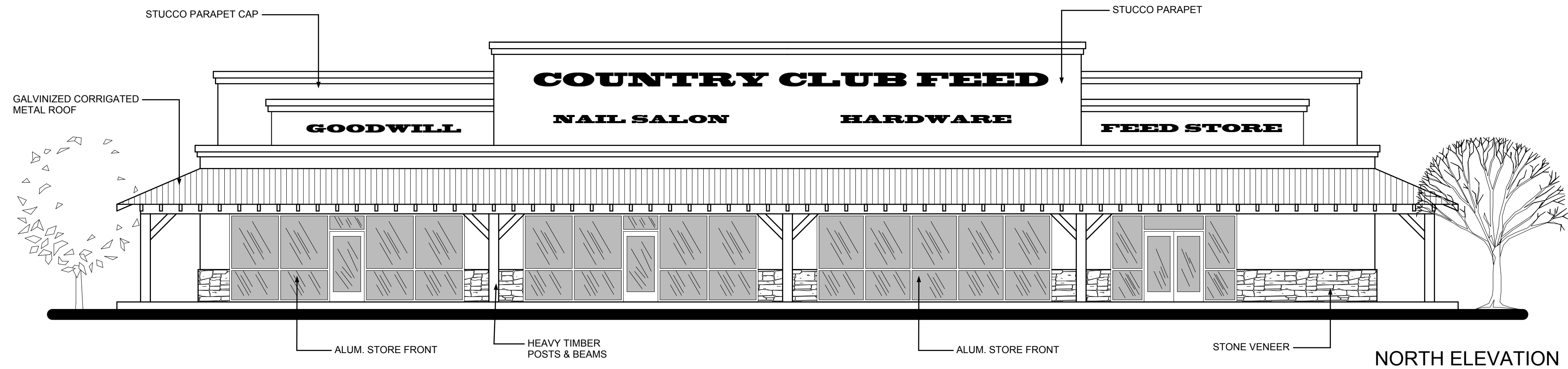
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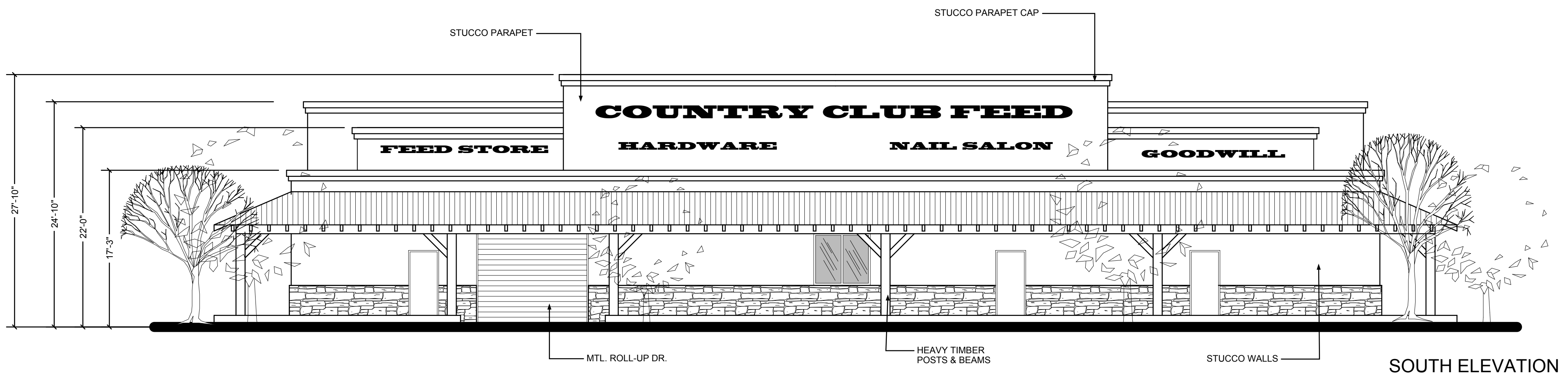
RETAIL CENTER FLOOR PLAN



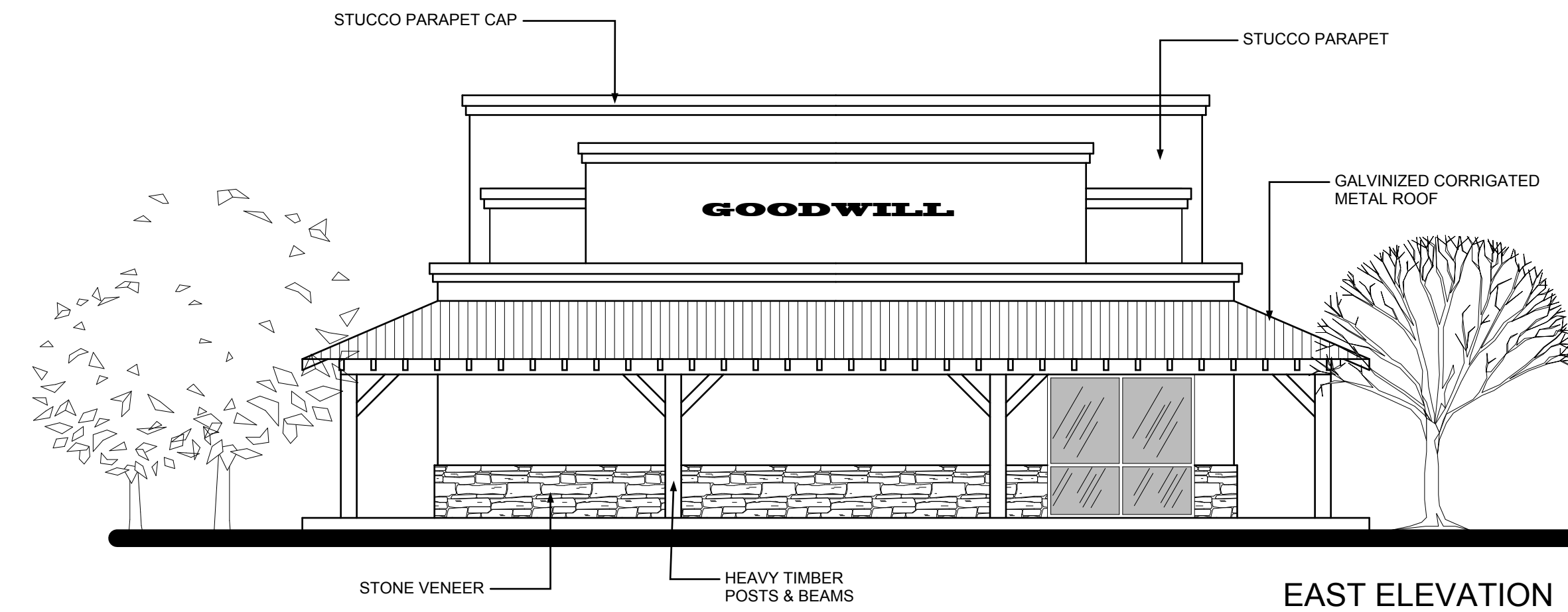
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SCALE: 1/8" = 1'-0"



SCALE: 1/8" = 1'-0"

PROJECT NAME  
**ACTON RETAIL CENTER**  
**FEED STORE &**  
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**Sierra Highway, Acton, CA**  
**3217-021-022**

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No.	Issue	Date

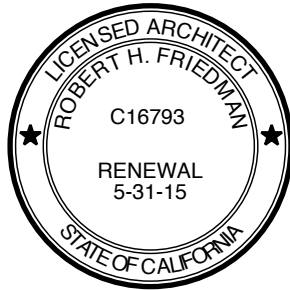
**SHEET INFORMATION**

Job No:

Drawn By:

Date: **October 1, 2015**

**ROBERT H. FRIEDMAN C16793**



**SHEET TITLE**

**FEED STORE**  
**EXTERIOR ELEVATIONS**

**SHEET NUMBER**

**A•4**

PROJECT NAME

ACTON RETAIL CENTER  
FEED STORE &  
PRIMO RESTAURANT

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3217-021-022

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SHEET INDEX

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No.	Issue	Date

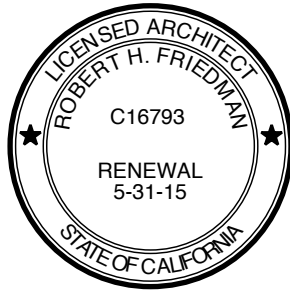
SHEET INFORMATION

Job No:

Drawn By:

Date: October 1, 2015

ROBERT H. FRIEDMAN C16793

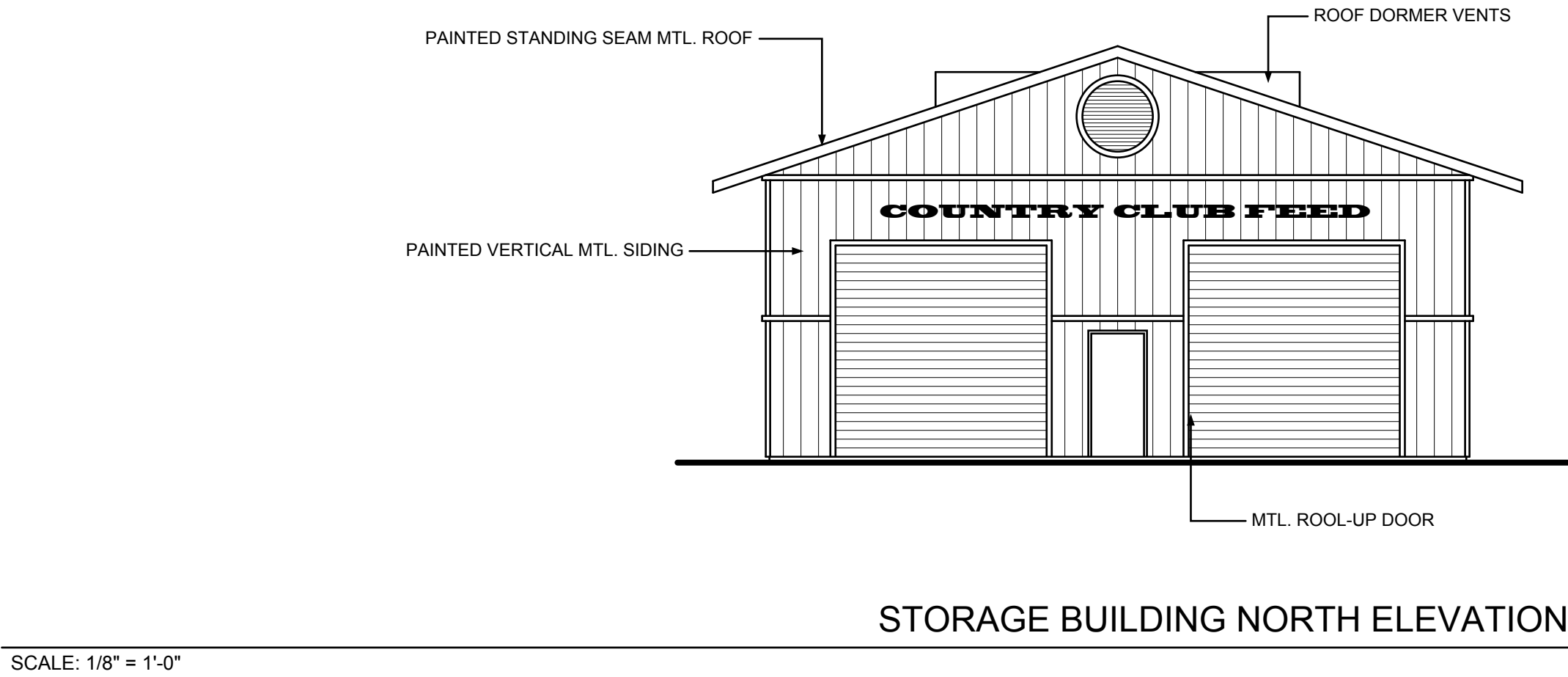
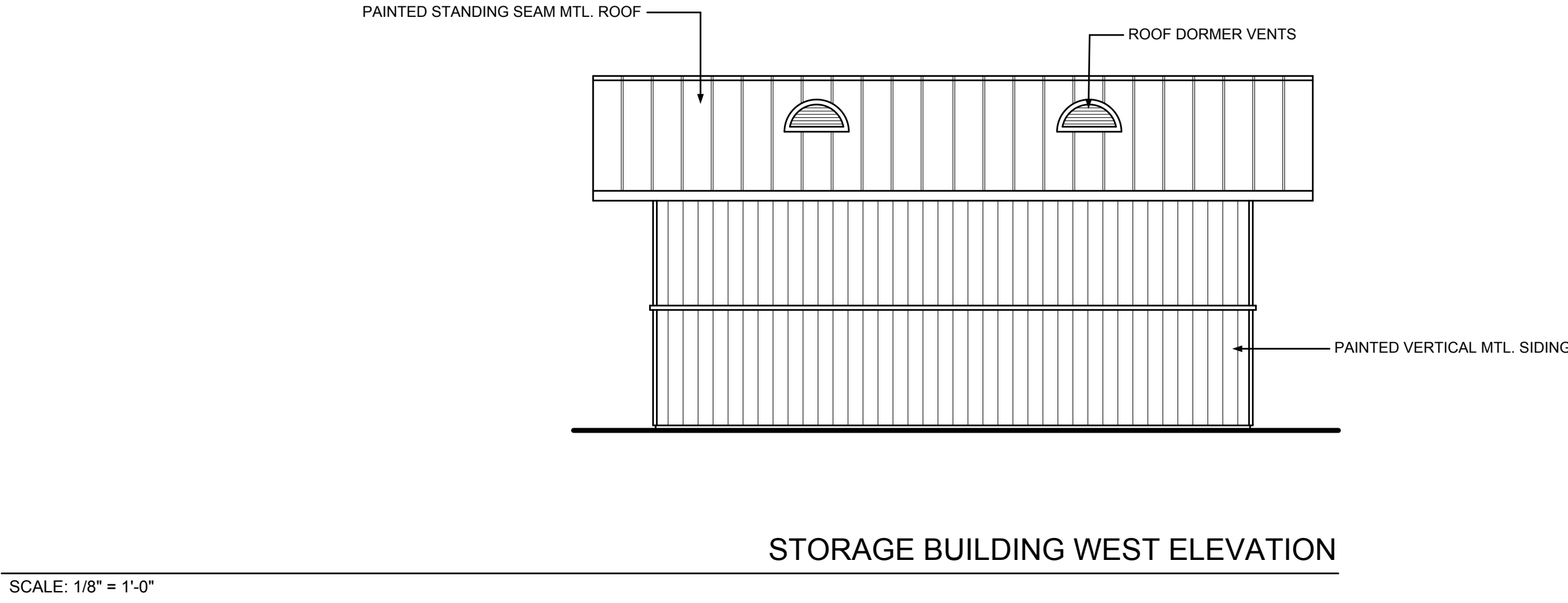
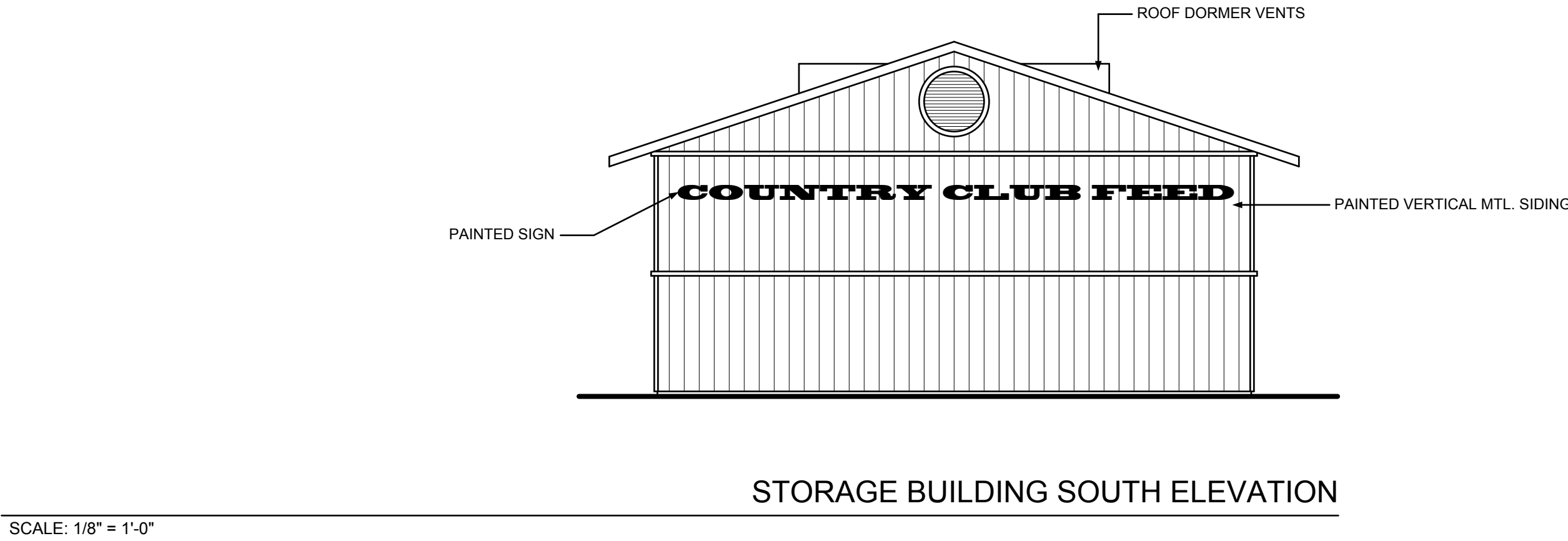
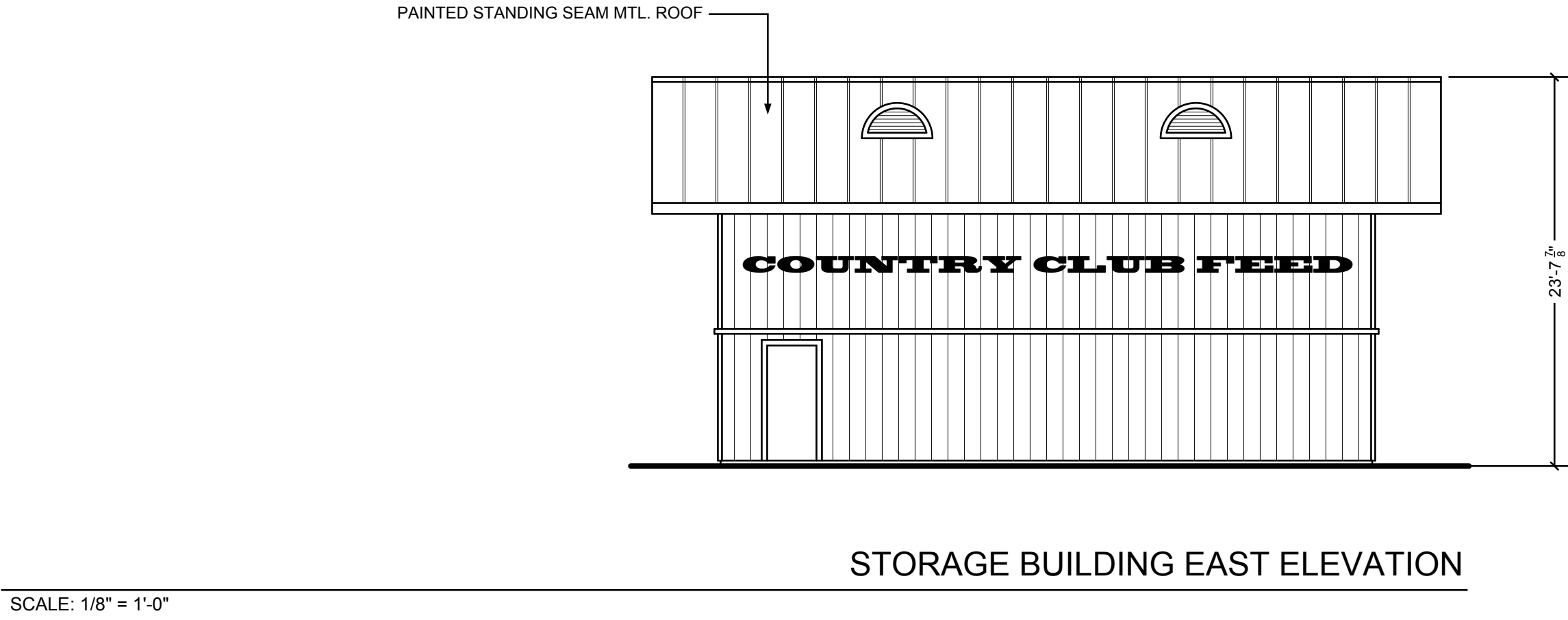


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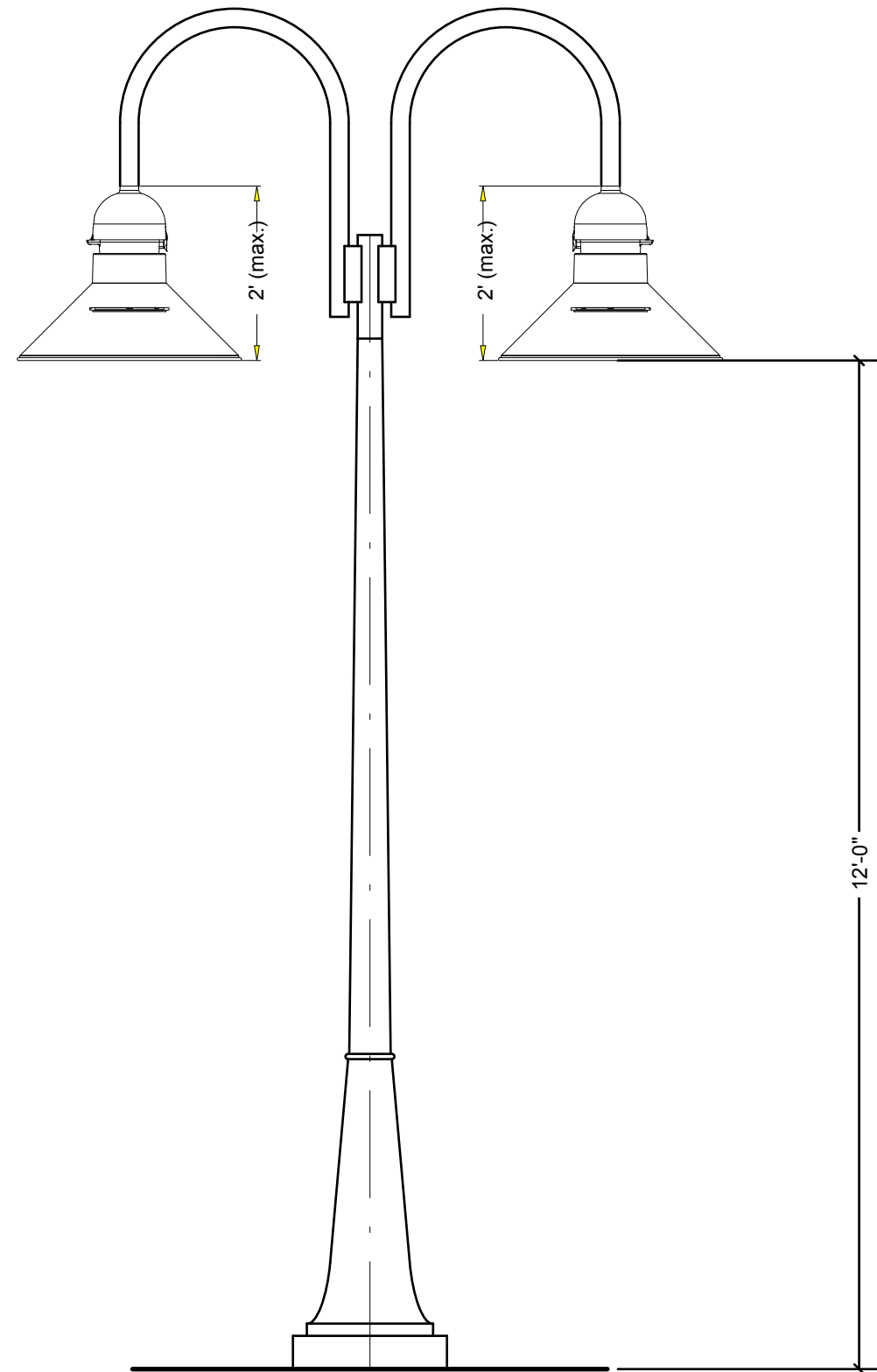
FEED STORE  
STORAGE BUILDING  
ELEVATIONS

SHEET NUMBER

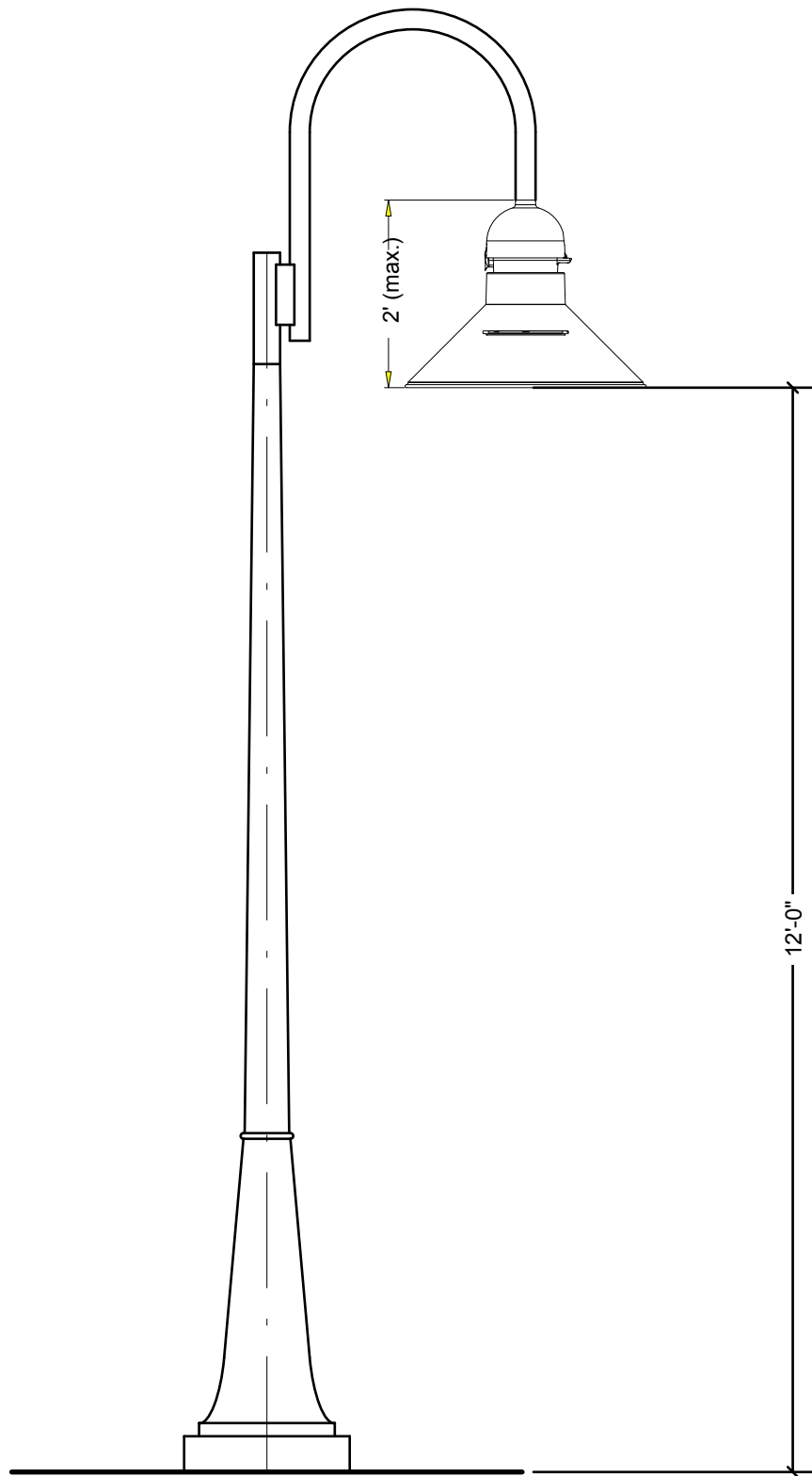
A•4.1







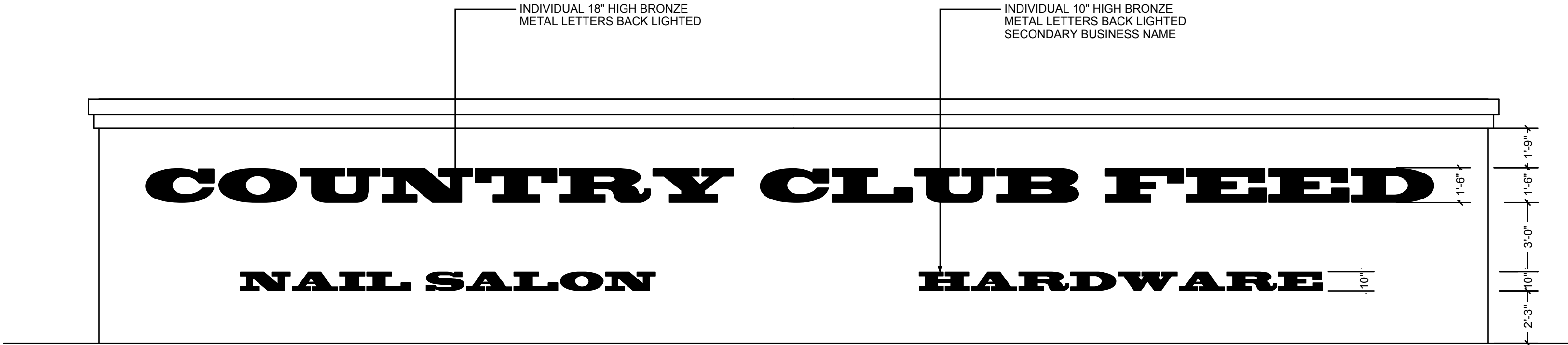
DOUBLE LED LAMP POLE



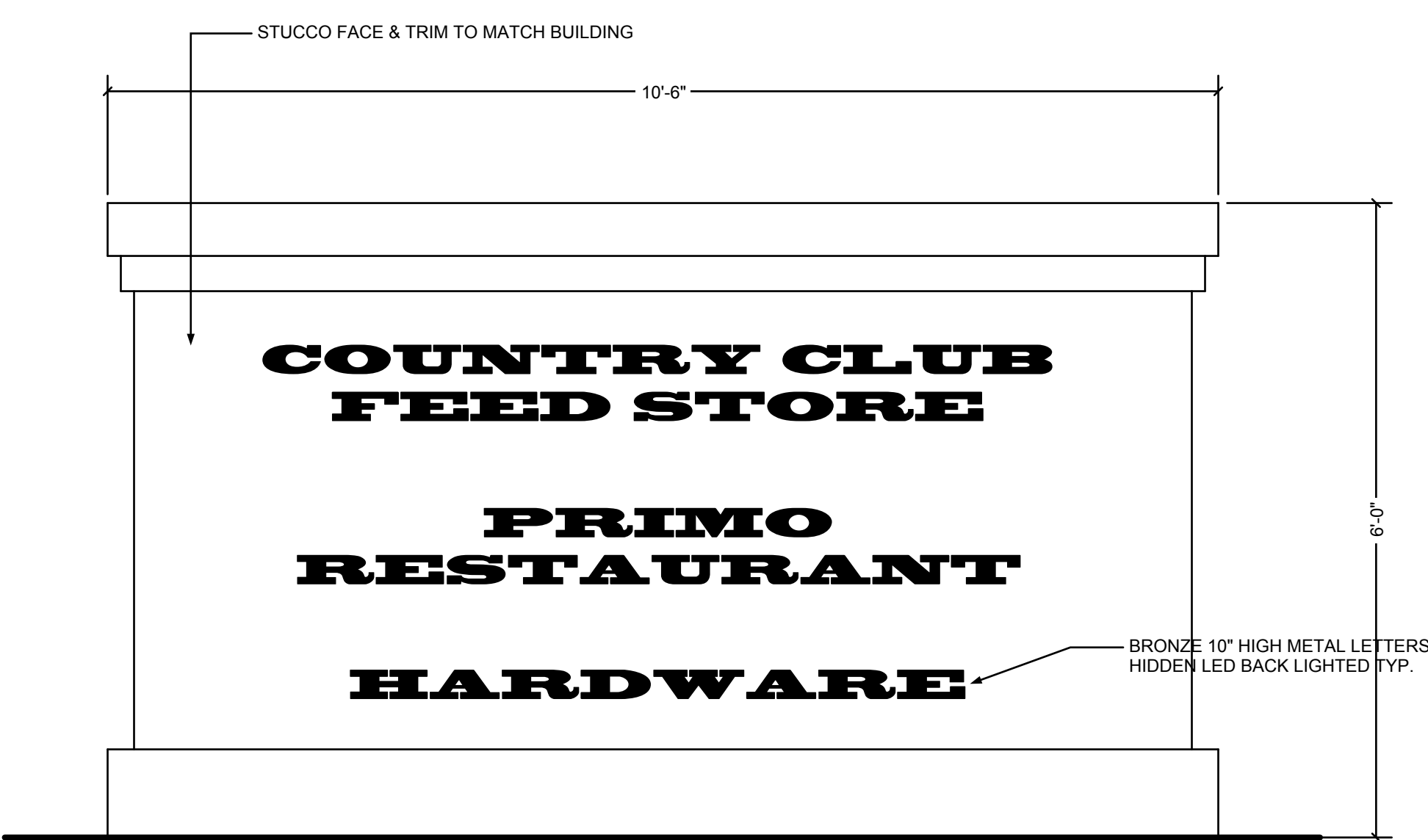
SINGLE LED LAMP POLE

PARKING LOT LIGHTING

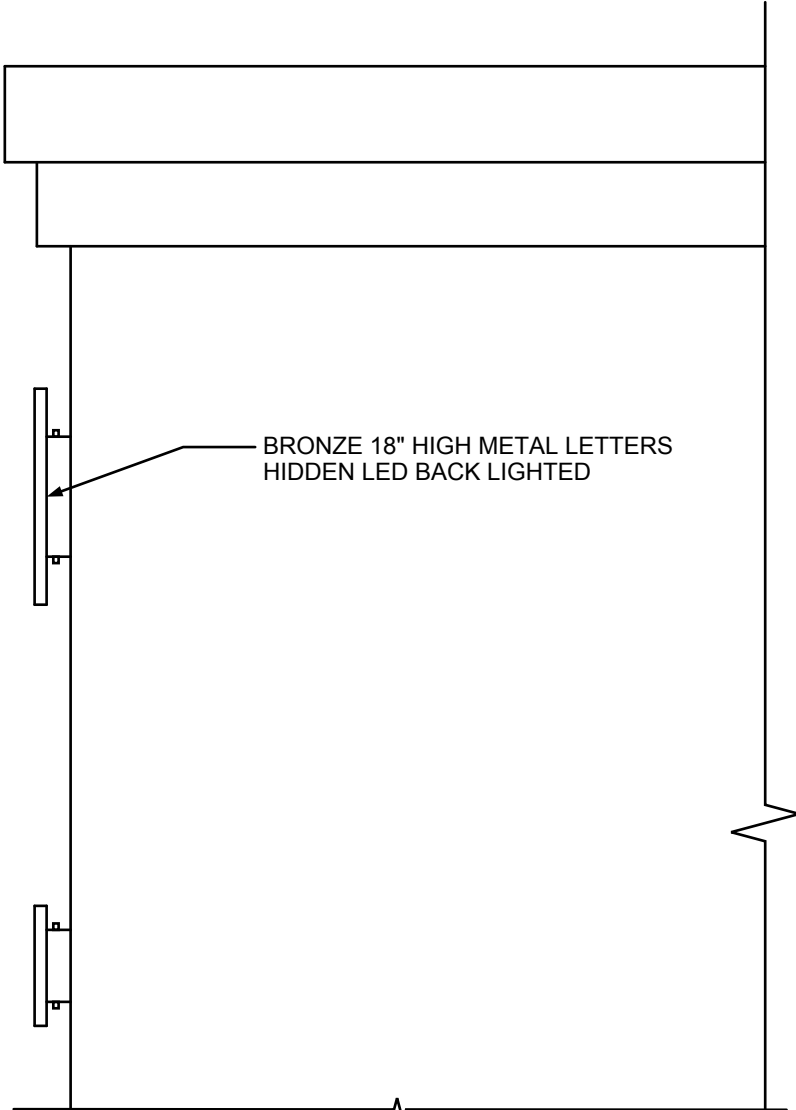
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TYPICAL BUILDING SIGNAGE ELEVATION

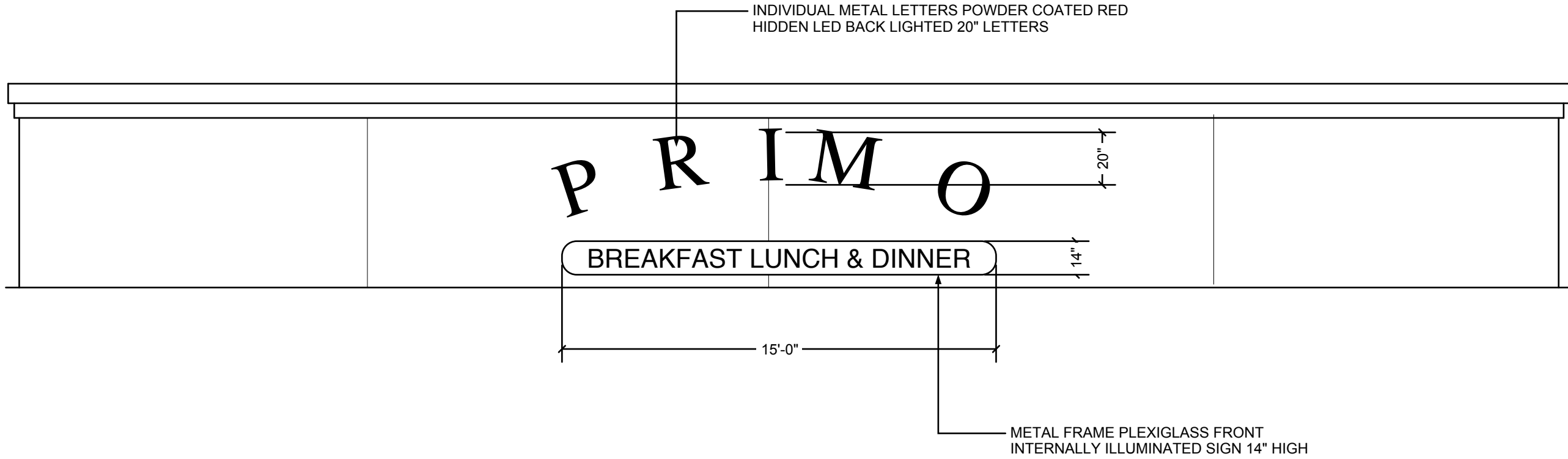


MONUMENT SIGN AT STREET

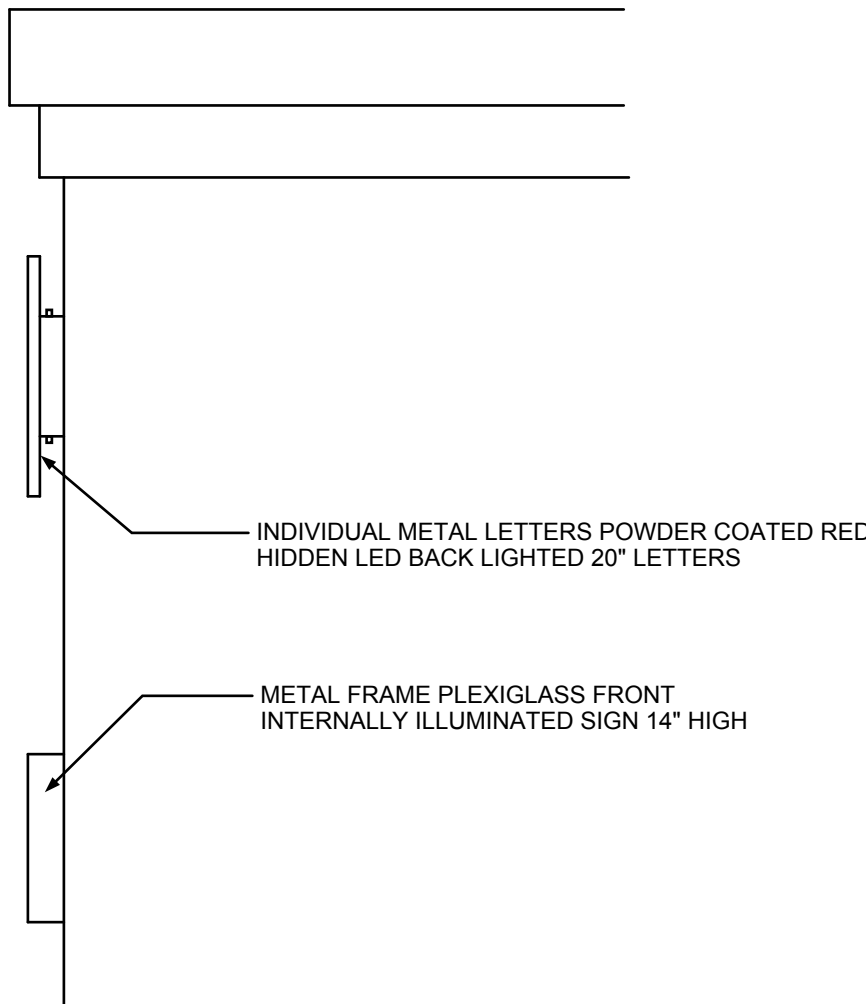


TYPICAL BUILDING SIGNAGE SECTION

RETAIL BUILDING SIGNAGE



TYPICAL BUILDING SIGNAGE SECTION



PRIMO RESTAURANT SIGNAGE

PROJECT NAME  
**ACTON RETAIL CENTER  
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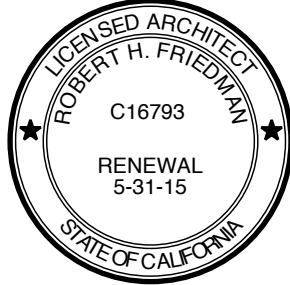
SHEET INFORMATION

Job No:

Drawn By:

Date: **October 1, 2015**

ROBERT H. FRIEDMAN C16793



SHEET TITLE

**SIGNAGE AND  
SITE LIGHTING**

SHEET NUMBER